



**BEACON HILL ARCHITECTURAL DISTRICT
PUBLIC HEARING/ MEETING MINUTES**

Boston City Hall Boston, MA, 02201
(Held virtually via Zoom)

FEBRUARY 16, 2023

Commissioners Present: *Arian Allen, Annette Given, Ralph Jackson, Mark Kiefer, Alice Richmond.*

Commissioners Absent: *Edward Fleck, Wen Wen*

Staff Present: *Nicholas Armata, AICP, Senior Preservation Planner; Kira Torrieri, Preservation Assistant*

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks)

5:02 PM: Commissioner Kiefer called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Members of the press Beacon Hill Times made themselves known. There were no elected officials present.

Following this brief introduction he called the first design review application.

I. DESIGN REVIEW

APP # 23.0498 BH

TIME: 5:04 PM

ADDRESS: 15 REVERE STREET

APPLICANT: Jeffrey Rand

PROPOSED WORK: Replace existing store glass with thermopane glass with a spacer bar covering the gaskets. All trim remains the same.

Project Representatives: Jeffrey Rand

Documents Presented: Existing conditions photos, plans for proposal

Discussion Topics (brief): The commissioners discussed the color of the divider to be used between the panes of glass as well as the color of the window trim and whether or not the new, thicker glass will change the profile of the storefront.

Public Comment: BHCA requested shop drawings.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, RJ, MK, AR) (N: NONE).

- *That the existing trim remain in existing configuration such that pieces between windows are not altered*
- *That the windows use black dividers between them to cover the gaskets*
- *That no low-e glass is used*
- *Details confirming dimensions of windows and preservation of existing trim submitted to staff prior to work beginning.*

APP # 23.0565 BH

TIME: 5:16 PM

ADDRESS: 60 MOUNT VERNON STREET

APPLICANT: Neil Abreu

PROPOSED WORK: Add single granite step

Project Representatives: Dave Dankens

Documents Presented: Existing conditions photos, plans for proposal, historic precedent photos of the structure

Discussion Topics (brief): Properties directly adjacent to the structure have similar steps, the path of travel on the sidewalk, the need and positioning of the granite step, the source quarry of the granite (Chelmsford, which is very similar to Quincy Granite), also discussed was the installation process within the sidewalk.

Public Comment: BHCA opposed the application.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER JACKSON SECONDED THE MOTION. THE VOTE WAS 4-1 (Y: AG, RJ, MK, AR) (N: AA).

- *That a sample of the stone to be used is submitted to staff prior to work beginning.*

APP # 23.0563 BH

TIME: 5:38 PM

ADDRESS: 60 MOUNT VERNON STREET

APPLICANT: Neil Abreu

PROPOSED WORK: Install new shutters

Project Representatives: Dave Dankens

Documents Presented: Existing conditions photos, plans for proposal, historic photos of the property



Discussion Topics (brief): The commissioners discussed the appropriateness of the proposed shutters and the presence of historical evidence for the proposed change, also discussed were the changes of the design of the property and the historic significance of this and the sister properties to the left of this property and the style of the proposed shutters compared to the other properties near by.

Public Comment: BHCA neither opposed or approved of the proposal. Diana Coldren, resident, provided ample historical documentation and supported the application.

COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, RJ, MK, AR) (N: NONE).

- *Lack of evidence of shutters installed on current facade*

APP # 23.0585 BH

TIME: 6:06 PM

ADDRESS: 19 REVERE STREET

APPLICANT: Timothy Casavant

PROPOSED WORK: Install new intercom.

Project Representatives: Timothy Casavant

Documents Presented: Existing conditions photos, plans for proposal, renderings of the proposed intercom

Discussion Topics (brief): The commissioners discussed the material, design and positioning of the proposed intercom. Illumination of the intercom was also discussed.

Public Comment: BHCA supported the application with the following provisos: intercom has brass or bronze face.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, RJ, MK, AR) (N: NONE).

- *Proposed buzzer box will have a brass cover and brass or brass colored keys will be used on the keypad*
- *The device will be flush with the wall and have no permanent illumination*



II. ADMINISTRATIVE REVIEW/ APPROVAL

TIME: 6:20 PM

APP # 23.0578 BH 50 BEACON STREET At penthouse level, replace 17 non-historic windows, keeping the existing wood jambs, sills & brick moldings. Spruce Street elevation: eight total, 1 over 1, arched top windows, Spruce Street elevation has six total 6 over 6 and one total 4 over 4. Branch Street has two total 6 over 6. Replacements will replicate existing window grid patterns, true divided lights, wood and double hung.

APP #23.0544 BH 37 CHESTNUT STREET: Repoint brick facade in kind, remove and restore existing shutters.

APP # 23.0462 BH 38 LIME STREET Replicate and replace all existing shutters, color and finish to match existing.

APP # 23.0564 BH 60 MOUNT VERNON STREET Install storm windows.

APP #23.0535 BH 48-52 PHILLIPS STREET: Repoint brick facade in kind.

APP #23.0534 BH 19 SOUTH RUSSELL STREET: Repoint brick facade in kind.

Public Comment: There was no public comment.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, RJ, MK, AR) (N: NONE).

IV. RATIFICATION OF 12-12-2023 AND 01-19-2023 PUBLIC HEARING MINUTES

TIME: 6:23 PM

COMMISSIONER KIEFER MOTIONED TO APPROVE THE 12-12-2023 AND 01-19-2023 PUBLIC HEARING MINUTES. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, RJ, MK, AR) (N: NONE).

V. STAFF UPDATES

Staff mentioned that new commissioners will be appointed to the Commission shortly.

VII. ADJOURN – 6:29 PM COMMISSIONER GIVEN MOTIONED TO ADJOURN THE HEARING. COMMISSIONER KIEFER SECONDED THE MOTION. THE VOTE WAS 5-0 (Y: AA, AG, RJ, MK, AR) (N: NONE).